



LINDSAY DOYLE
& ASSOCIATES PTY LTD
QUANTITY SURVEYING & BUILDING CONSULTANCY

Quantity Surveying Report

for



Project Conservation Bond Reduction for Maules Creek, Willeroi and Werris Creek Offset Areas for Works Implemented in Year 6

Client Whitehaven Coal Limited

Date 16 May 2024

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Executive Summary

Lindsay Doyle and Associates Pty Ltd have been engaged by Whitehaven Coal Limited to verify the works undertaken in Year 6 of the 2023 Biodiversity Management Plans.

The verification of the works undertaken in Year 6 of the Biodiversity Management Plans will be used to calculate a reduction in the Conservation Bond being held by NSW Department of Planning, Housing and Infrastructure.

The works undertaken in Year 6 requiring a reduction in the Conservation Bond are for the areas of;

1. Maules Creek Offset \$2,910,389.02 GST Exclusive.
2. Willeroi Offset (Tarrawonga and Vickery Coal Mines) \$340,380.74 GST Exclusive and
3. Werris Creek Offset \$555,604.75 GST Exclusive.

The total of the reduction requested for works undertaken in 2023 is \$3,806,374.52 GST Exclusive.

A value of \$43,849,881.11 GST Ex is still be held as a bond for the works to be completed.

The amounts listed for the works undertaken in Year 6 are appropriate values to reduce the Conservation Bond for the works undertaken in the Maules Creek Offset, Willeroi Offset (Tarrawonga, Vickery) and Werris Creek Offset.

Please refer to the body of this report for clarifications.

Regards



Lindsay Doyle
Bachelor of Building UNSW
Australian Institute of Quantity Surveyors
Registration No 10336

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Instruction

Lindsay Doyle and Associates Pty Ltd (Quantity Surveyors) have been instructed by Mr Andrew Wright, Group Superintendent Biodiversity Whitehaven Coal Limited to undertake the verification of works undertaken in Year 6 of the Biodiversity Management Plans for the Maules Creek, Tarrawonga, Vickery and the Werris Creek Mines.

The verification of the cost of the works undertaken will be used to request a reduction in the Conservation Bond held by the NSW Department of Planning, Housing and Infrastructure.

Summary of Abbreviations

The following abbreviations are to be used;

1. **The Project** for the implementation of the works required to undertake the Biodiversity Management Plans for the Maules Creek, Tarrawonga, Vickery and Werris Creek Offset Areas.
2. **The Bond** for The Conservation Bond an approval condition from the Department Planning, Housing and Infrastructure.
3. for WCL to lodge a value of securities to ensure The Project is undertaken.
4. **The Costing** Excel Spreadsheet WHC Conservation Bond v8 Review of the 2023 Bond. sent by email from AW 18 January 2024.
5. **AW** Andrew Wright Group Superintendent Biodiversity WCL
6. **The Land** for The Maules Creek, Tarrawonga, Vickery and Werris Creek Mines Offset Areas as per the satellite imagery Annexure A.
7. **WCL** for Whitehaven Coal Limited.
8. **LDA** for Lindsay Doyle and Associates Pty Ltd suitably qualified Quantity Surveyors to undertake the review.
9. **DPHI** for NSW Department of Planning, Housing and Infrastructure.
10. **BMP** for Biodiversity Management Plans and
11. **NPWS** for National Parks and Wildlife Service.

1. Documentation, Plans Used Verify the Costs of The Project

The following documentation have been supplied to undertake the verification of the costing

1. The Land Identification Annexure A.
2. An excel spreadsheet WHC Conservation Bond V8 Review of 2023 Completion Works emailed 18 January 2024 and
3. Biodiversity Management Summaries for each Mine Sites Annual Review Reports for 2023.

2. GST Status

The monetary values provided in this report are GST Exclusive.

3. Summary of Offset Area Project Costs

The summary of costs for each Offset Areas as per Table 1. Table 1 also indicates the duration for each of the Offsets Areas.

Table 1 Summary of Conservation Bonds Year 6

Offset	Spreadsheet Version	Bond End Date	Bond Duration Years Remaining	REVISED BOND VALUE (2023 calculated)	REDUCTION DUE TO WORK COMPLETED 2023 Year 6	REVISED BOND VALUE (2024 calculated)
Maules Creek	V11	31 December 2034	17-6 = 11	\$31,525,706.23	-\$2,910,389.02	\$28,615,317.21
Willeroi	V10	31 December 2044	27-6 = 21	\$10,649,239.34	-\$340,380.74	\$10,308,858.59
Werris Creek	V9	31 December 2032	15-6 = 9	\$5,481,310.06	-\$555,604.75	\$4,925,705.31
OVERALL BOND VALUE				\$47,656,255.62	-\$3,806,374.52	\$43,849,881.11

4. Site Inspection

A site inspection of sites was undertaken on the 15 March 2024 with Mr Ben Martin Group Specialist-Biodiversity Whitehaven Coal.

5. Works Undertaken on Site for Maules Creek Offsets Year 6

Works Undertaken Onsite

The site inspection undertaken at the Maules Creek Offset revealed that the following works has been undertaken in accordance with Year 6 of the Biodiversity Management Plan .

1. Maintenance of New Offset Fencing.
2. Ground Preparation.
3. Installation of Nesting Boxes.
4. Planting Trees and Shrubs and Maintenance.
5. Seed Collection.
6. Heritage sites management.
7. Threatened Species Translocation.
8. Feral Animal Control.
9. Ecological Burns..
10. Weed Control.
11. Monitoring and Reporting
12. Access Track Maintenance and
13. Payment of Statutory Rates.
14. Contingency and Project Management.

Works not undertaken as per the Year 6 of the Biodiversity Management Plan are as follows;

1. Ecological Thinning.

These works were not undertaken in year 6 the Biodiversity and Management plan and their associated costs have retained in the residual bond value (have not been deducted).

6. Works Undertaken on Site for Willeroi Offsets Year 6

Works Undertaken Onsite

The site inspection undertaken at the Willeroi Offset revealed that the following works has been undertaken in accordance with Year 6 of the Biodiversity Management Plan;

1. Removal of offset fencing
2. Ground Preparation.
3. Planting Trees and Shrubs and Maintenance.
4. Feral Animal Control.
5. Installation of Nesting Boxes.
6. Weed Control.
7. Monitoring and Reporting and
8. Contingency and Project Management.

Works not undertaken as per the Year 6 of the Biodiversity Management Plan are as follows;

1. Ecological Thinning.

These works were not undertaken in year 6 the Biodiversity and Management plan and their associated costs have retained in the residual bond value (have not been deducted).

7. Works Undertaken on Site for Werris Creek Offsets Year 6

Works Undertaken Onsite

The site inspection undertaken at the Werris Creek Offset revealed that the following works has been undertaken in accordance with Year 6 of the Biodiversity Management Plan.

1. Ground Preparation.
2. Planting Trees and Shrubs and Maintenance.
3. Seed Collection and Sowing of Native Grasses.
4. Feral Animal Control.
5. Installation of Nesting Boxes.
6. Weed Control.
7. Removal of fences and rubbish.
8. Monitoring and Reporting
9. Payment of Statutory Rates
10. Review of the BOMP and
11. Contingency and Project Management

Works not undertaken as per the Year 6 of the Biodiversity Management Plan are as follows;

1. Controlled Burning and
2. Sowing Native Grasses.

These works were not undertaken in year 6 the Biodiversity and Management plan and their associated costs have retained in the residual bond value (ie have not been deducted).

8. Declaration of Interests

Lindsay Doyle and Associates Pty Ltd declare that there is no existing or contemplated pecuniary interest or conflict of interest between those preparing this report and any other party who may have an interest in relation to The Land and The Project.

9. Disclaimer

This report has been prepared for the sole purpose of verifying the reduction of securities held for The Conservation Bond for the Whitehaven Coal Limited for the Biodiversity Management Plan as a condition of approval by the Department of Planning Housing and Infrastructure.

Lindsay Doyle and Associates does not accept any contractual tortious or other form of liability for any consequences, loss or damage which may arise as a result of a third party acting upon this report.

10. Verification of the Costs of The Conservation bond

Lindsay Doyle and Associates Pty Ltd has been engaged to verify the cost of the works undertaken in Year 6 of the Biodiversity Management Plan for Maules Creek, Willeroi and Werris Creek Offset Areas.

The Conservation Bond will be held by the Department of Planning Housing and Infrastructure to ensure that Whitehaven Coal Limited undertake the works or engage third party contractors to undertake the work required for the implementation of the Biodiversity Management Plan.

I have visited some of the Offset Areas with Mr Ben Martin for Whitehaven Coal Limited and gained an understanding of the works undertaken in each of the Offsets Areas in Year 6.

The works undertaken onsite correlate with the requested reduction of the Conservation Bond.

I make the following conclusions in relation to the works undertaken onsite in Year 6 of the Biodiversity Management Plans for the Maules Creek, Willeroi and Werris Creek offsets and require a reduction in the security held as per the following;

1. Maules Creek Offset \$2,910,389.02 GST Exclusive.
2. Willeroi Offset (Tarrowonga and Vickery Coal Mines) \$340,380.74 GST Exclusive and
3. Werris Creek Offset \$555,604.75 GST Exclusive.

The total of the reduction requested for works undertaken in 2023 is \$3,806,374.52 GST Exclusive.

A value of \$43,849,881.11 GST Ex is still be held as a bond for the works to be completed.

Yours sincerely





Lindsay Doyle
Bachelor of Building UNSW
Australian Institute of Quantity Surveyors
Registration Number No 10336

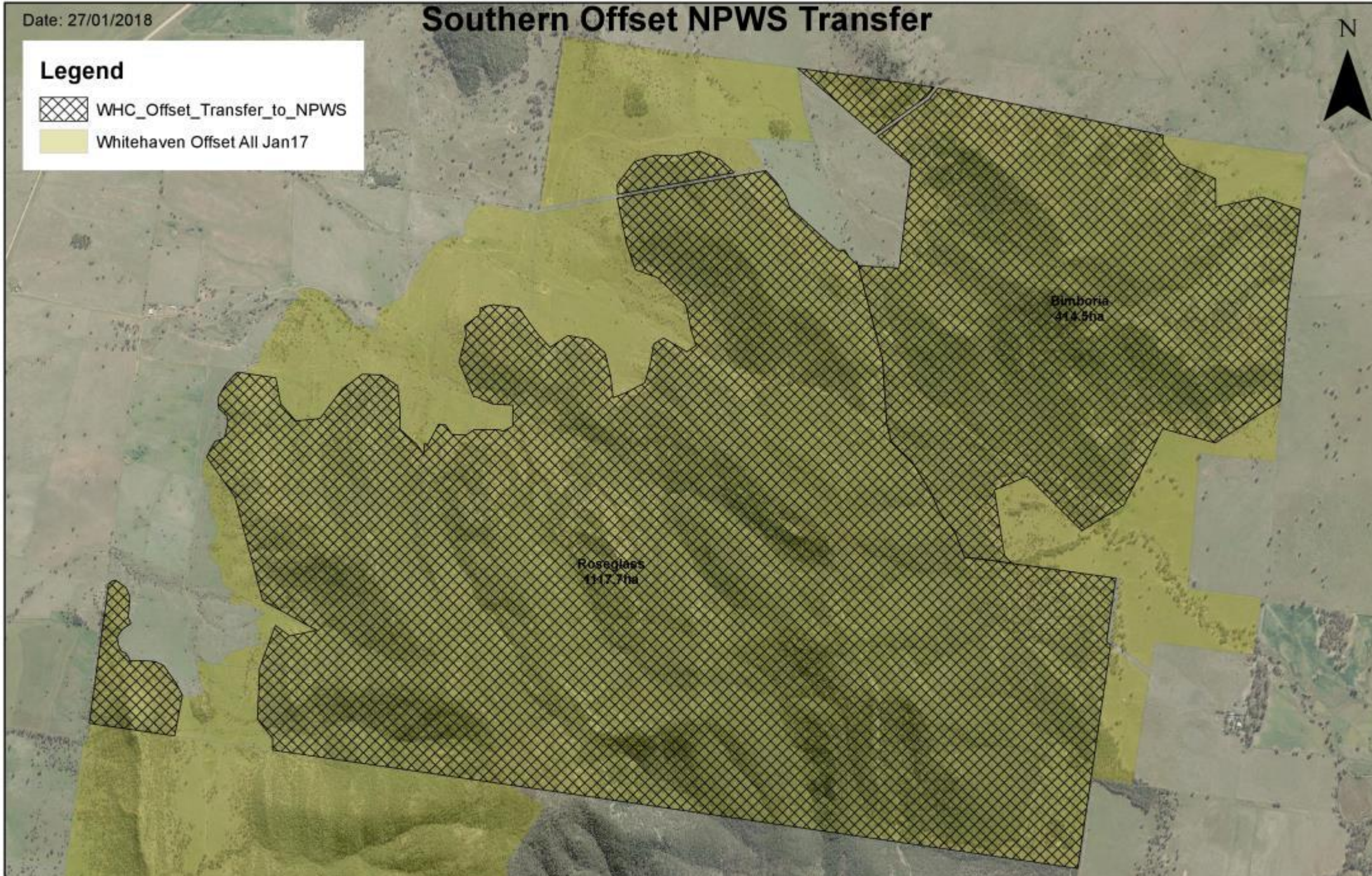
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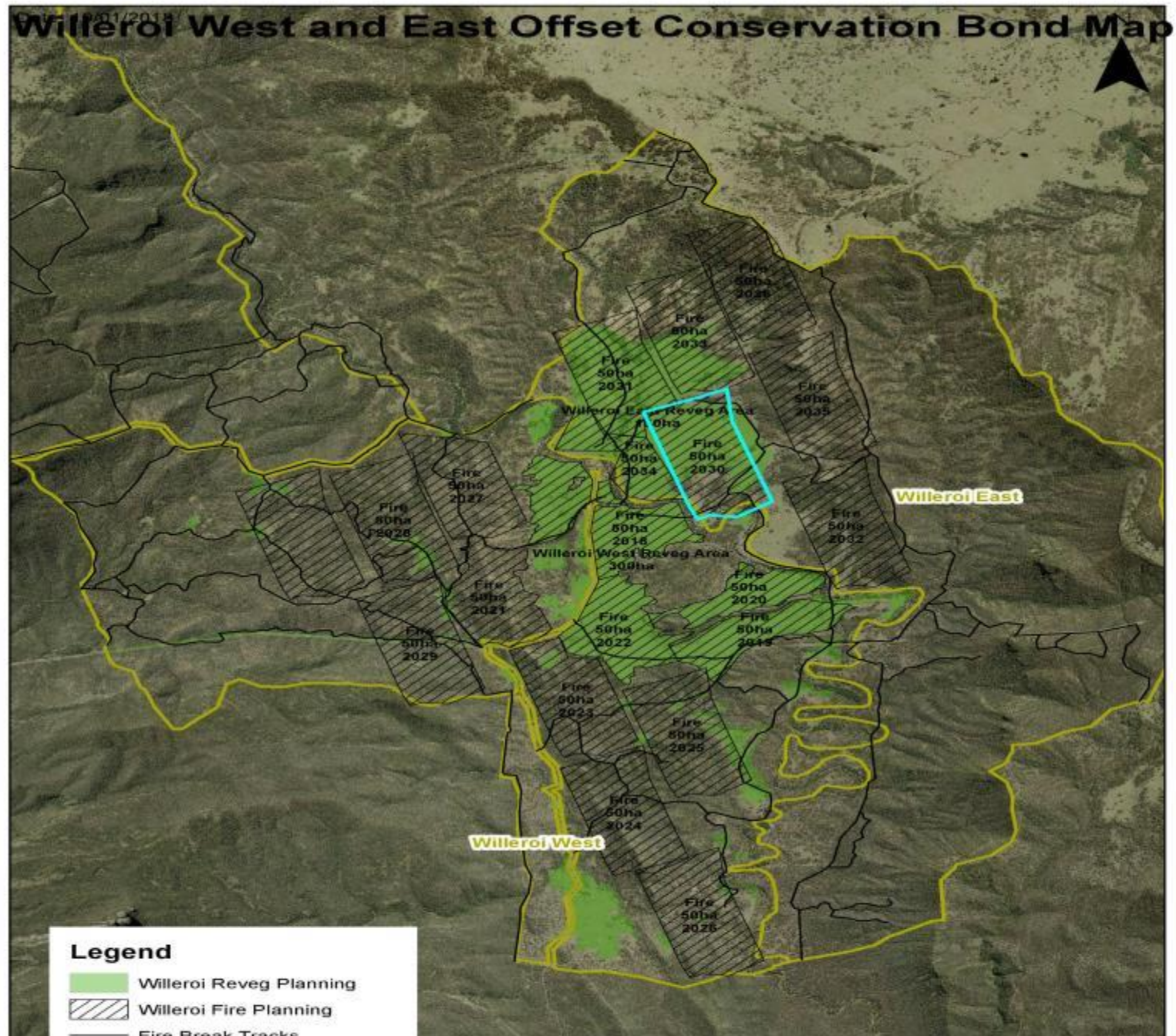
Southern Offset NPWS Transfer

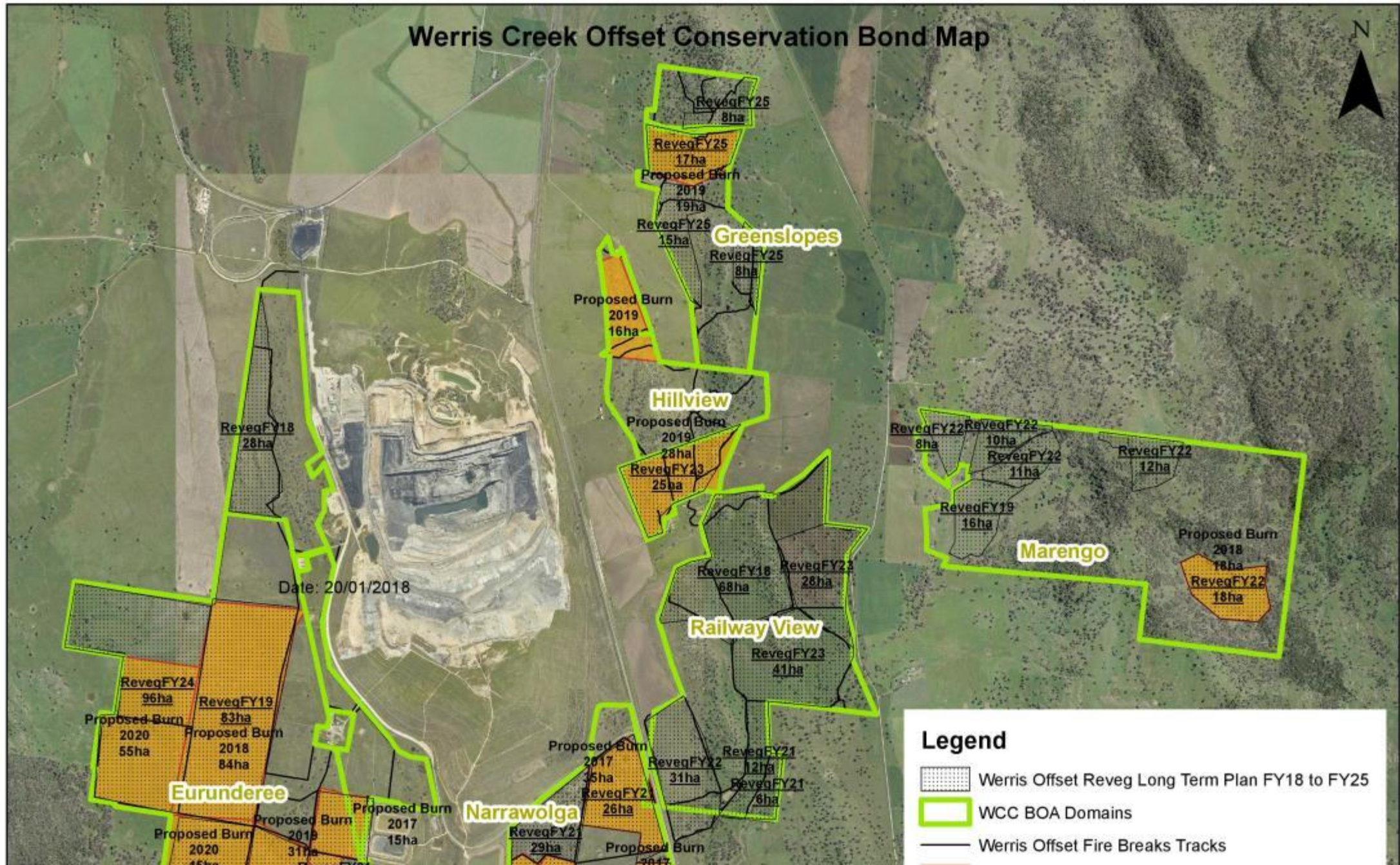
Legend

-  WHC_Offset_Transfer_to_NPWS
-  Whitehaven Offset All Jan17

N







Annexure B-WHC Conservation Bond v8 Review of Bond Completion

**Maules Creek, Willeroi and Werris Creek Reduction Tables Attached
In Excel Format..**



Bird Nesting Box typical of various locations.



Threatened Species Site Wollandilly



1080 Bait Station typical of various locations.



Feral Pig Trap and Bait Station typical various locations.



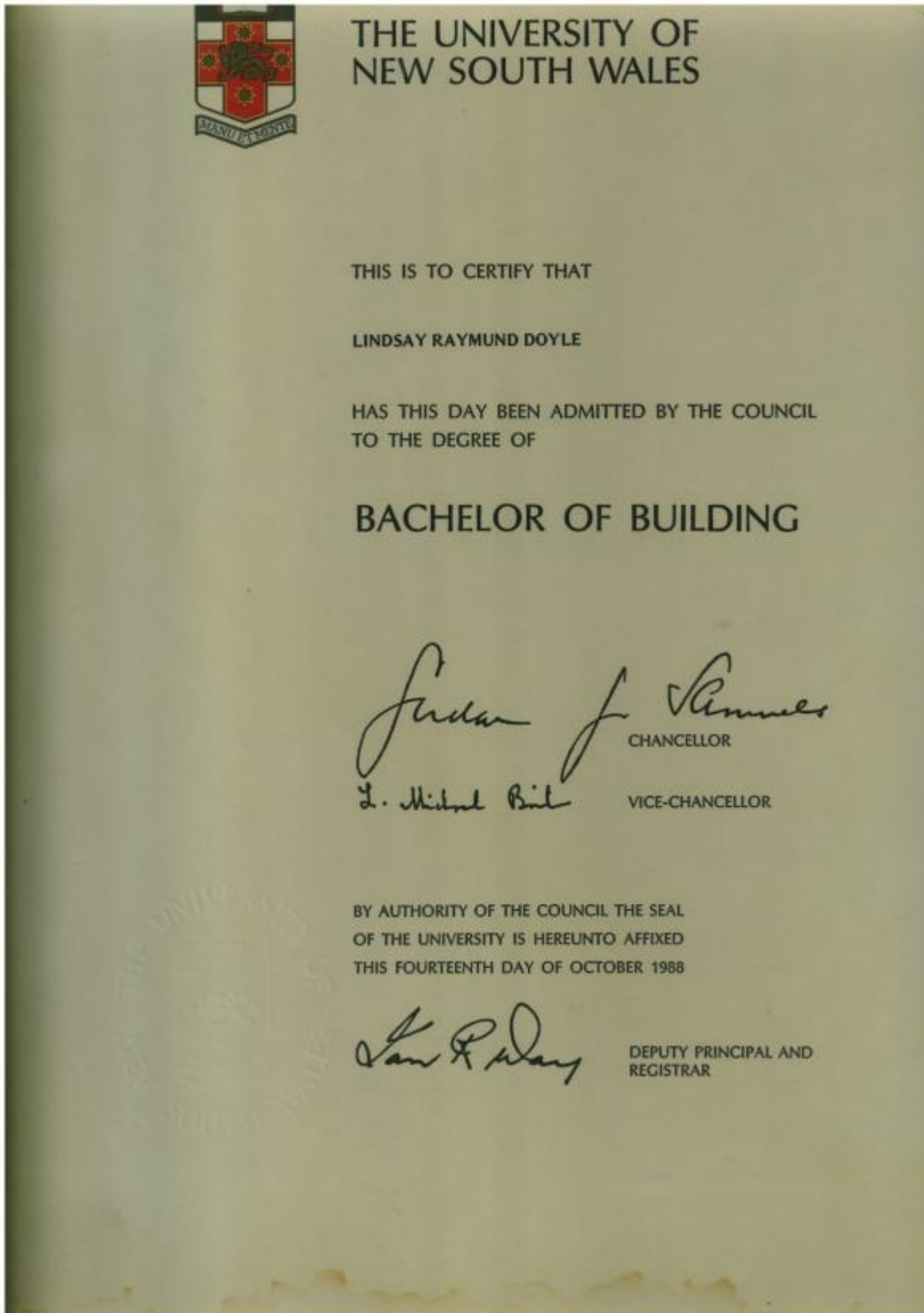
Regrowth after ecological burn typical of various locations.



New Fencing typical of various locations.



Access Track Maintenance typical of various locations.



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This is to certify that

Lindsay R Doyle
has been elected an
Affiliate

Given under the Common Seal of the Institute hereunto affixed
on this *17th* day of *July* 2007

John W Poplewell FAIQS
National President

Terry L Sanders
Company Secretary



Diploma No. 10336 issued subject to the Articles of Association, remains the property of the Institute.